

WE CLAIM:

- 1 1. A system for comprehensive real estate transaction management comprising:
2 a real estate multiple-listing system;
3 a system for managing real estate purchases;
4 a system for managing real estate closings;
5 a system for managing post-closing activities; and
6 a method for accessing said real estate multiple-listing system, said system for
7 managing real estate purchases, said system for managing real estate
8 closings, and said system for managing post-closing activities, through a
9 network.
- 1 2. The system of claim 1 further including a method for granting a single access
2 point to each of said real estate multiple listing system, said system for managing
3 real estate purchases, said system for managing real estate closings, and said
4 system for managing post-closing activities a participant or a potential participant
5 in a real estate transaction.
- 1 3. The system of claim 1 further including a method for accessing real estate-related
2 vendor information.
- 1 4. The system of claim 1 further including a method for inputting contact
2 information of a participant or a potential participant in a real estate transaction.
- 1 5. The system of claim 1 further including a method for electronically uploading real
2 estate-related information.

- 1 6. The system of claim 1 further including a method for electronically delivering real
2 estate-related information to a participant or a potential participant in a real estate
3 transaction.
- 1 7. The system of claim 6 wherein at least a portion of said real estate-related
2 information is selected from the group consisting of referrals, vendor contacts,
3 listings, county property records, tax records, representation agreements, offers,
4 offer agreements, inspection reports, lending documents and closing documents.
- 1 8. The system of claim 1 further including a method for accessing real estate-related
2 documents through said network.
- 1 9. The system of claim 1 further including a method for restricting access to real
2 estate-related documents through a network to certain participants or potential
3 participants in a real estate transaction.
- 1 10. The system of claim 1 further including a method for modifying real estate-related
2 documents through said network.
- 1 11. The system of claim 10 wherein at least one of said real estate-related documents
2 is selected from the group consisting of listing agreements, agent representation
3 agreements, offers, offer agreements, lending documents and closing documents.
- 1 12. The system of claim 1 further including a method for electronically or digitally
2 signing documents through said network.

- 1 13. The system of claim 1 further including a method for automatically notifying a
2 participant or a potential participant in a real estate transaction when real estate-
3 related documents are modified in a manner that affects said participant or
4 potential participant.
- 1 14. The system of claim 13 wherein said real estate-related documents are selected
2 from the group consisting of listing agreements, agent representation agreements,
3 offers, offer agreements, lending documents and closing documents.
- 1 15. The system of claim 1 further including a method for tracking, monitoring and
2 logging the progress of a real estate transaction.
- 1 16. The system of claim 1 further including a method for updating the status of the
2 progress of a real estate transaction.
- 1 17. The system of claim 1 further including a method for granting a participant or a
2 potential participant in a real estate transaction access to a transaction activity log.
- 1 18. The system of claim 1 further including a method for automatically notifying a
2 participant or a potential participant in a real estate transaction when the status of
3 the progress of said real estate transaction is updated.
- 1 19. The system of claim 1 further including a method for ordering real estate-related
2 services through said network.
- 1 20. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for agents to communicate with potential buyers.

- 1 21. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for creating a private webpage for a buyer or a seller.
- 1 22. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for posting information to a buyer or seller's private webpage.
- 1 23. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for automatically notifying a buyer, a seller, or an agent when information
3 is posted to a buyer or a seller's private webpage.
- 1 24. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for a seller and an agent to interact through electronic communication
3 while viewing information posted on said seller's private webpage.
- 1 25. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for a buyer and an agent to interact through electronic communication
3 while viewing information posted on said buyer's private webpage.
- 1 26. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for an agent to conduct a comparable market analysis of a seller's or a
3 potential seller's real estate.
- 1 27. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for a buyer to contact referrers.
- 1 28. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for a buyer to apply for loans through said network.

- 1 29. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for searching MLS and county records for property address and county
3 tax data.
- 1 30. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for obtaining property addresses and county tax data.
- 1 31. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for an agent to define and save search criteria from a buyer's contact
3 information.
- 1 32. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for an agent to identify properties that match a buyer's real estate
3 selection criteria.
- 1 33. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for routine automated searches for property that match a buyer's real
3 estate selection criteria.
- 1 34. The system of claim 1 wherein said real estate multiple-listing system provides a
2 method for the automated posting of real estate-related information to a buyer or a
3 seller's private webpage.
- 1 35. The system of claim 1 wherein said system for managing real estate purchases
2 provides a method for a buyer, a seller and their respective agents to access real
3 estate-related documents through said network.

- 1 36. The system of claim 1 wherein said system for managing real estate purchases
2 provides a method for a buyer, a seller and their respective agents to interact
3 through electronic communication while accessing real estate-related documents
4 through said network.
- 1 37. The system of claim 1 wherein said system for managing real estate purchases
2 provides a method for automatically notifying a buyer, a seller, and their
3 respective agents of electronic communication by said buyer, said seller or said
4 agents.
- 1 38. The system of claim 1 wherein said system for managing real estate closings
2 provides a method for acquiring electronic copies of title closing documents from
3 a title provider through said network.
- 1 39. The system of claim 1 wherein said system for managing real estate closings
2 provides a method for acquiring electronic copies of lender closing documents
3 from a lender through said network.
- 1 40. The system of claim 1 wherein said system for managing post-closing activities
2 provides a method for providing information related to closed transactions to
3 secondary mortgage lenders through said network.
- 1 41. The system of claim 1 wherein at least a portion of the network is selected from
2 the group consisting of the Internet, an intranet, a wireless network, a wide area
3 network, a local area network and a point-to-point connection.

- 1 42. A method for comprehensive real estate transaction management comprising the
2 steps of:
3 entering information relating to a property involved in a real estate transaction
4 into a multiple listing system;
5 monitoring the progress of said real estate transaction through a network
6 connected to said multiple listing system;
7 managing the closing of said real estate transaction over said network; and
8 managing the post-closing activities related to said real estate transaction over
9 said network.
- 1 43. The method of claim **42** further comprising granting access to said multiple listing
2 system to a participant or a potential participant in said real estate transaction.
- 1 44. The method of claim **42** further comprising accessing real estate-related vendor
2 information through said network.
- 1 45. The method of claim **42** further comprising inputting contact information of a
2 participant or a potential participant in said real estate transaction.
- 1 46. The method of claim **42** further comprising electronically uploading real estate-
2 related information into said multiple listing system.
- 1 47. The method of claim **42** further comprising electronically delivering real estate-
2 related information to a participant or a potential participant in said real estate
3 transaction.

1 48. The method of claim **47** wherein said real estate-related information is selected
2 from the group consisting of referrals, vendor contacts, listings, county property
3 records, tax records, representation agreements, offers, offer agreements,
4 inspection reports, lending documents and closing documents.

1 49. The method of claim **42** further comprising accessing real estate-related
2 documents through said network.

1 50. The method of claim **42** further comprising restricting access to real estate-related
2 documents through said network to certain participants or potential participants in
3 said real estate transaction.

1 51. The method of claim **42** further comprising modifying real estate-related
2 documents through said network.

1 52. The method of claim **50** wherein at least one of said real estate-related documents
2 is selected from the group consisting of listing agreements, agent representation
3 agreements, offers, offer agreements, lending documents and closing documents.

1 53. The method of claim **42** further comprising electronically or digitally signing
2 documents through said network.

1 54. The method of claim **42** further comprising automatically notifying a participant
2 or a potential participant in said real estate transaction when real estate-related
3 documents are modified.

- 1 55. The method of claim **54** wherein at least one of said real estate-related documents
2 is selected from the group consisting of listing agreements, agent representation
3 agreements, offers, offer agreements, lending documents and closing documents.
- 1 56. The method of claim **42** further comprising tracking, monitoring and logging the
2 progress of said real estate transaction.
- 1 57. The method of claim **42** further comprising updating the progress of said real
2 estate transaction.
- 1 58. The method of claim **42** further comprising granting a participant or a potential
2 participant in said real estate transaction access to a transaction activity log.
- 1 59. The method of claim **42** further comprising automatically notifying a participant
2 or a potential participant in said real estate transaction when the progress of said
3 real estate transaction is updated.
- 1 60. The method of claim **42** further comprising ordering real estate-related services
2 through said network.
- 1 61. The method of claim **42** wherein said multiple-listing system provides a method
2 for agents to communicate with potential buyers.
- 1 62. The method of claim **42** wherein said multiple-listing system provides a method
2 for creating a private webpage for a buyer or a seller.
- 1 63. The method of claim **42** wherein said multiple-listing system provides a method
2 for posting information to a buyer or seller's private webpage.

- 1 64. The method of claim **42** wherein said multiple-listing system provides a method
2 for automatically notifying a buyer, a seller, or an agent when information is
3 posted to a buyer or a seller's private webpage.
- 1 65. The method of claim **42** wherein said multiple-listing system provides a method
2 for a seller and an agent to interact through electronic communication while
3 viewing information posted on said seller's private webpage.
- 1 66. The method of claim **42** wherein said multiple-listing system provides a method
2 for a buyer and an agent to interact through electronic communication while
3 viewing information posted on said buyer's private webpage.
- 1 67. The method of claim **41** wherein said multiple-listing system provides a method
2 for an agent to conduct a comparable market analysis of a seller's or a potential
3 seller's real estate.
- 1 68. The method of claim **42** wherein said multiple-listings provides a method for a
2 buyer to contact lenders.
- 1 69. The method of claim **42** wherein said multiple-listing system provides a method
2 for a buyer to apply for loans on-line through said network.
- 1 70. The method of claim **42** wherein said multiple-listing system provides a method
2 for searching MLS and county records for property address and county tax data.
- 1 71. The method of claim **42** wherein said multiple-listing system provides a method
2 for obtaining property addresses and county tax data.

- 1 72. The method of claim **42** wherein said multiple-listing system provides a method
2 for an agent to define and save search criteria from a buyer's contact information.
- 1 73. The method of claim **42** wherein said multiple-listing system provides a method
2 for an agent to identify properties that match a buyer's real estate selection
3 criteria.
- 1 74. The method of claim **42** wherein said multiple-listing system provides a method
2 for routine automated searches for property that match a buyer's real estate
3 selection criteria.
- 1 75. The method of claim **42** wherein said multiple-listing system provides a method
2 for the automated posting of real estate-related information to a buyer or a seller's
3 private webpage.
- 1 76. The method of claim **42** wherein said multiple listing service provides a method
2 for a buyer, a seller and their respective agents to access real estate-related
3 documents through said network.
- 1 77. The method of claim **42** wherein said multiple listing system provides a method
2 for acquiring electronic copies of title closing documents from a title provider
3 through said network.
- 1 78. The method of claim **42** wherein said multiple listing system provides a method
2 for acquiring electronic copies of lender closing documents from a lender through
3 said network.

1 79. The method of claim **42** wherein said multiple listing system provides a method
2 for providing information related to closed transactions to secondary mortgage
3 lenders through said network.

- 1 80. A method for comprehensive real estate transaction management comprising:
- 2 means for entering information relating to a property involved in a real estate
- 3 transaction into a multiple listing system;
- 4 means for monitoring the progress of said real estate transaction through a
- 5 network connected to said multiple listing system;
- 6 means for managing the closing of said real estate transaction over said network;
- 7 and
- 8 means for managing the post-closing activities related to said real estate
- 9 transaction over said network.

1 81. A method for comprehensive real estate transaction management comprising:
2 a multiple listing system, wherein said multiple listing system contains
3 information related to the listing and sale of property within a defined
4 geographic area and said multiple listing system is connected to a
5 network;
6 listing a seller's property within said multiple listing system;
7 providing information relating to a buyer for said property into said multiple
8 listing system, wherein said information relating to said property and said
9 information relating to said buyer relate to at least one real estate
10 transaction;
11 allowing at least one service provider to have access to said network to provide
12 services related to said real estate transaction to said seller and said buyer;
13 and
14 providing access to said seller, said buyer and said service provider over said
15 network.

1 82. A method for comprehensive real estate transaction management comprising:
2 a multiple listing system, wherein said multiple listing system contains
3 information related to the listing and sale of property within a defined
4 geographic area and said multiple listing system is connected to a
5 network;
6 listing a seller's property within said multiple listing system;
7 providing information relating to a buyer for said property into said multiple
8 listing system, wherein said information relating to said property and said
9 information relating to said buyer relate to at least one real estate
10 transaction;
11 allowing at least one service provider to have access to said network to provide
12 services related to said real estate transaction to said seller and said buyer;
13 and
14 providing access to said seller, said buyer and said service provider over said
15 network.

1 83. A method for comprehensive real estate transaction management comprising:
2 a real estate multiple listing system wherein real estate agents have access to
3 information relating to properties for sale within a defined geographic
4 area;
5 providing access to said real estate multiple listing system over a network;
6 providing parties that provide services related to the purchase or sale of real estate
7 with access to said real estate multiple listing system over said network;
8 and
9 when one of said properties within said real estate multiple listing system is under
10 contract, providing a checklist of tasks that need to be completed by each
11 of the parties involved in the transaction in order to complete the sale of
12 said property.

1 84. A method for comprehensive real estate transaction management comprising:
2 a real estate multiple listing system wherein real estate agents have access to
3 information relating to properties for sale within a defined geographic
4 area;
5 providing access to said real estate multiple listing system over a network;
6 providing parties that provide services related to the purchase or sale of real estate
7 with access to said real estate multiple listing system over said network;
8 when one of said properties within said real estate multiple listing system is under
9 contract, providing access to information related to the sale of said property
10 to limited parties, wherein said limited parties are one or more of said
11 parties that provide services related to the purchase or sale of real estate
12 who are designated by the seller and the buyer of said property; and
13 providing a checklist of tasks required to complete said sale of said property by
14 the seller, the buyer and said limited parties.

1 85. A method for comprehensive real estate transaction management comprising:
2 a real estate multiple listing system wherein real estate agents have access to
3 information relating to properties for sale within a defined geographic
4 area;
5 means for providing access to said real estate multiple listing system over a
6 network;
7 means for providing parties that provide services related to the purchase or sale of
8 real estate with access to said real estate multiple listing system over said
9 network;
10 when one of said properties within said real estate multiple listing system is under
11 contract, means for providing access to information related to the sale of
12 said property to limited parties, wherein said limited parties are one or
13 more of said parties that provide services related to the purchase or sale of
14 real estate who are designated by the seller and the buyer of said property;
15 and
16 means for providing a checklist of tasks required to complete said sale of said
17 property by the seller, the buyer and said limited parties.

1 86. A method for comprehensive real estate transaction management comprising:
2 a system for managing the listing and sale of real estate wherein real estate agents
3 have access to information relating to properties for sale within a defined
4 geographic area;
5 providing access to said system over a network;
6 allowing parties engaged in providing services to a seller of property listed within
7 said system to have access to said system over said network;
8 when one of said properties within said system is under contract, allowing the
9 buyer and the seller of said property to select services from said parties
10 engaged in providing services; and
11 providing a checklist of those items required to be completed by said buyer, said
12 seller, and said parties engaged in providing services in order to finalize
13 said contract and complete the transaction contemplated thereby.

1 87. A method for comprehensive real estate transaction management comprising:
2 a system for managing the listing and sale of real estate wherein real estate agents
3 have access to information relating to properties for sale within a defined
4 geographic area;
5 providing access to said system over a network;
6 creating a checklist of tasks required to complete the sale of a property listed
7 within said system wherein said checklist is available for viewing over
8 said network by participants in said transaction.

1 88. A method for comprehensive real estate transaction management comprising:
2 a system for managing the listing and sale of real estate wherein real estate agents
3 have access to information relating to properties for sale within a defined
4 geographic area;
5 providing access to said system over a network;
6 allowing participants in the sale of a property listed within said system to have
7 access to said system over said network; and
8 allowing said participants to complete the tasks required to close said sale of said
9 property over said network.

1 89. A method for integrating a real estate services comprising:
2 a real estate multiple listing service;
3 a real estate transaction management service;
4 integrating said real estate multiple listing service with said real estate transaction
5 management service wherein said real estate transaction management
6 service is enabled to track, monitor and close transactions within said real
7 estate multiple listing service; and
8 allowing real estate service providers to pay a fee to advertise and participate in
9 said real estate transaction management service; thereby gaining exposure
10 to the participants in said real estate multiple listing service.

1 90. A method for integrating a real estate services comprising:
2 a real estate multiple listing service;
3 a real estate transaction management service;
4 means for integrating said real estate multiple listing service with said real estate
5 transaction management service wherein said real estate transaction
6 management service is enabled to track, monitor and close transactions
7 within said real estate multiple listing service; and
8 means for allowing real estate service providers to pay a fee to advertise and
9 participate in said real estate transaction management service; thereby
10 gaining exposure to the participants in said real estate multiple listing
11 service.

1 91. A method for integrating a real estate services comprising:
2 a real estate multiple listing service;
3 a real estate transaction management service;
4 integrating said real estate multiple listing service with said real estate transaction
5 management service wherein said real estate transaction management
6 service is enabled to track, monitor and close transactions within said real
7 estate multiple listing service;
8 allowing real estate service providers to pay a fee to advertise and participate in
9 said real estate transaction management service; thereby gaining exposure
10 to the participants in said real estate multiple listing service; and
11 providing a portion of said fee to the operator of said real estate multiple listing
12 service.